



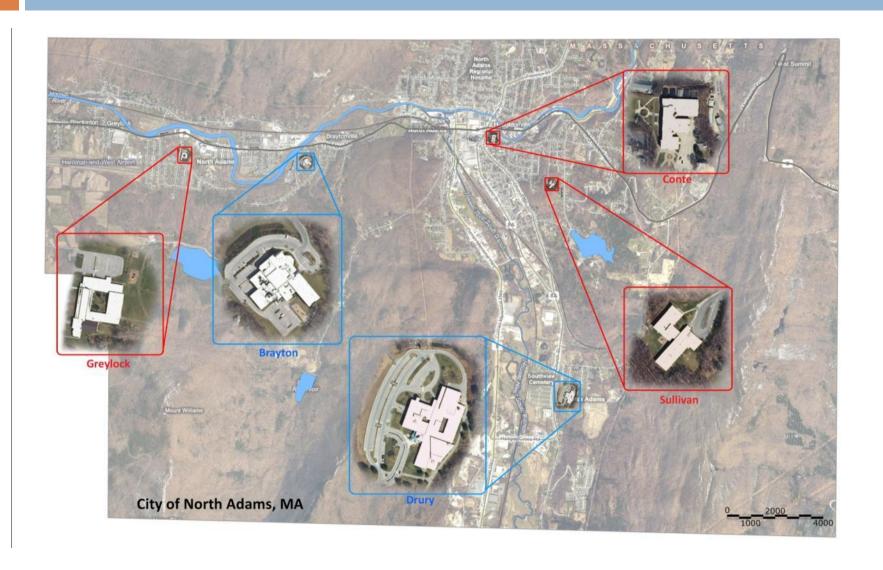
# NORTH ADAMS SCHOOL IMPROVEMENT PROJECT: PROGRESS REPORT APRIL 2011

SBS Project Management Margo Jones, Architects

## North Adams Public Schools

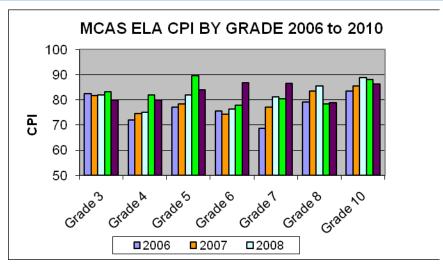
- □ Small western MA city: 13,800 pop.
- Six occupied school facilities:
  - Drury HS, Grade 8-12,1994, 625 pupils
  - Brayton PK-7, 1994, 465 pupils
  - Sullivan K-7, 1964, 270 pupils
  - Greylock K-7, 1952-1964, 266 pupils
  - Alternative programs, Johnson, 1895
- Conte Middle School, closed in 2009
- Spring, 2010: Feasibility Study Agreement issued for "accommodation of 620 K-7 students between the Sullivan and Greylock facilities."

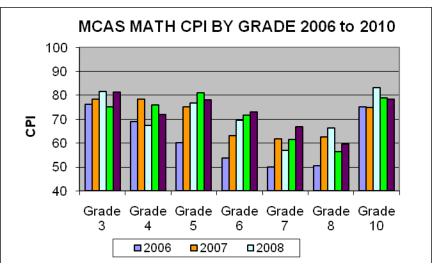
## **Existing School Locations**



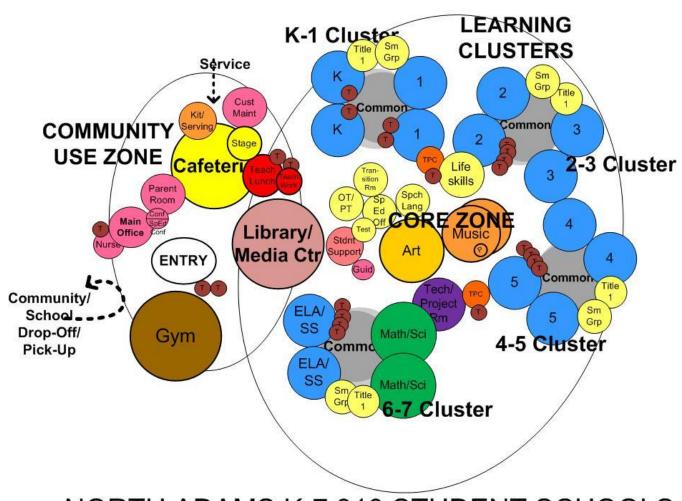
## K-7 Grade Configuration Rationale

- Budget cuts forced closure of Conte Middle School in 2009.
- 8<sup>th</sup> grade was moved to Drury HS, which works well for students: one more year to prepare for 10<sup>th</sup> grade MCAS, & wider range of academic and sports offerings
- 6<sup>th</sup> and 7<sup>th</sup> grades were returned to their elementary schools.
- K-7 at Greylock and Sullivan, while crowded, has worked well:
  - MCAS scores are up;
  - Behavior problems are down.
  - Lower busing costs (\$160K)
  - One less transition for the student
- Fewer 9<sup>th</sup> graders choicing out of district.





## Preferred Space Program Developed for K – 7 school



NORTH ADAMS K-7 310 STUDENT SCHOOLS

# Space Program for **K – 7** school for 310 pupils (new or addition/ renovation): **76,600** gsf

- Academic and Special Education space needs given priority
- Designed for teaching 21st Century Skills
- Fosters community within each neighborhood school
- Is spatially compact and efficient
- Is flexible for growth and change
- Will create equity across elementary schools
- Brayton to retain Pre-K program

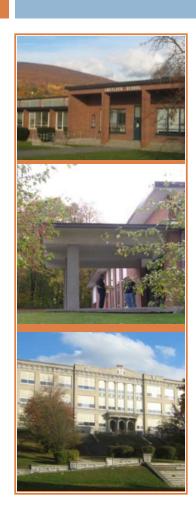
Room Type	Area Total (NSF)
CORE ACADEMIC SPACES	17,580
SPECIAL EDUCATION	7,200
ART & MUSIC	4,125
VOCATIONS & TECHNOLOGY	3,200
HEALTH & PHYSICAL EDUCATION	6,250
MEDIA CENTER	2,224
DINING & FOOD SERVICE	5,638
MEDICAL	540
ADMINISTRATION & GUIDANCE	2,249
CUSTODIAL & MAINTENANCE	1,835
OTHER	225
Total Building Net Floor Area (NFA)	51,066
Total Building Gross Floor Area (GFA)	76,599
Grossing factor (GFA/NFA)	1.5
Proposed Student Enrollment	310

# Space Program for **K – 7** school for 620 pupils (new): **I 24,500 gsf** (under review)

- Academic and Special Education space needs given priority
- Designed for teaching 21st Century Skills
- Would be organized as two schools within a school
- Only one site is available for such a school: Greylock
- Greylock site would require increased busing.
- Brings back the issues of a larger school: behavior and adjustments

Room Type	Area Total (NSF)
CORE ACADEMIC SPACES	35,160
SPECIAL EDUCATION	12,000
ART & MUSIC	5,625
VOCATIONS & TECHNOLOGY	3,200
HEALTH & PHYSICAL EDUCATION	8,250
MEDIA CENTER	3,585
DINING & FOOD SERVICE	9,077
MEDICAL	640
ADMINISTRATION & GUIDANCE	3,073
CUSTODIAL & MAINTENANCE	2,188
OTHER	225
Total Building Net Floor Area (NFA)	83,023
Total Building Gross Floor Area (GFA) Grossing factor (GFA/NFA)	124,535 1.5
Proposed Student Enrollment	6

## Existing Conditions:



I. Greylock Elementary School

2. Sullivan Elementary School

3. Conte Middle School

## General Existing Conditions:

- Outdated HVAC & electrical systems
- Weak thermal envelope
- Snow load and structural concerns
- Inadequate special education spaces
- Many undersized spaces (Gyms, Libraries & Others)
- Conte's roof is shot
- Overcrowding at Greylock, Sullivan & Brayton





## **Greylock Existing Conditions**





## **Greylock Existing Conditions**





## **Greylock Existing Conditions**





## Greylock Strengths & Weaknesses



#### **Strengths:**

- Neighborhood school
- Large playing fields
- Relatively flat site & large enough for addition or new school
- Unique and effective daylighting scheme in original building
- Nice courtyard
- Beautiful gym
- In '64 addition, flexible interiors due to structural clear span of 70'

#### Weaknesses:

- Poor heating & ventilating infrastructure
- 2 levels, not accessible
- □ 2 entrances less secure
- Poor location of administration
- Undersized Library (gym to lesser extent)
- Energy inefficient structural system in addition
- Seismic & snow-load upgrade expense
- Significantly overcrowded

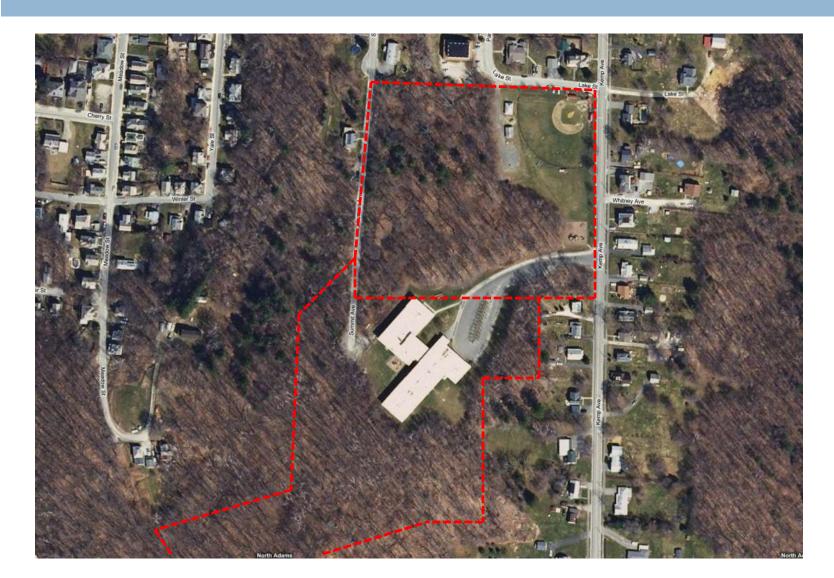






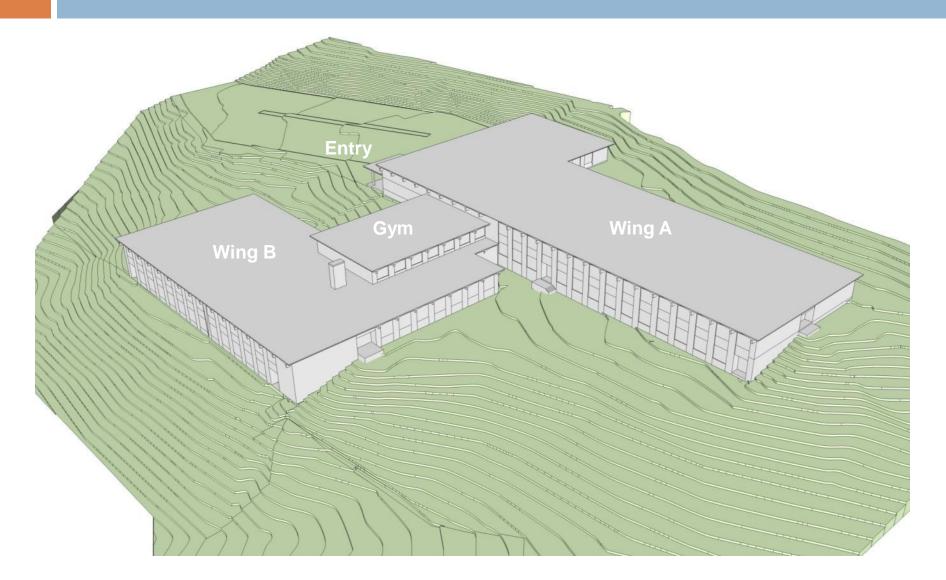
## Sullivan Existing Conditions





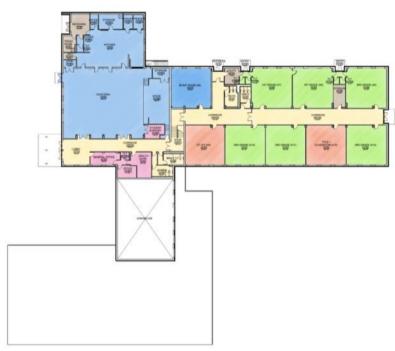
## Sullivan Existing Conditions





## Sullivan Existing Conditions





Second Floor



## Sullivan Strengths & Weaknesses



#### **Strengths:**

- Neighborhood school
- All one age building
- Large site
- Flexible structure with a clear span of 70'
- Well integrated with natural setting
- Visual connection between classrooms and halls



#### Weaknesses:

- Steeply sloped site
- 5 levels and no accessibility between
- Poor site circulation
- Energy inefficient structural system
- Undersized gym and library
- Seismic & snow-load upgrade expense
- Poor heating and ventilation infrastructure
- Lack of play space and playing fields
- Difficult structure for infrastructure improvements
- Significantly overcrowded

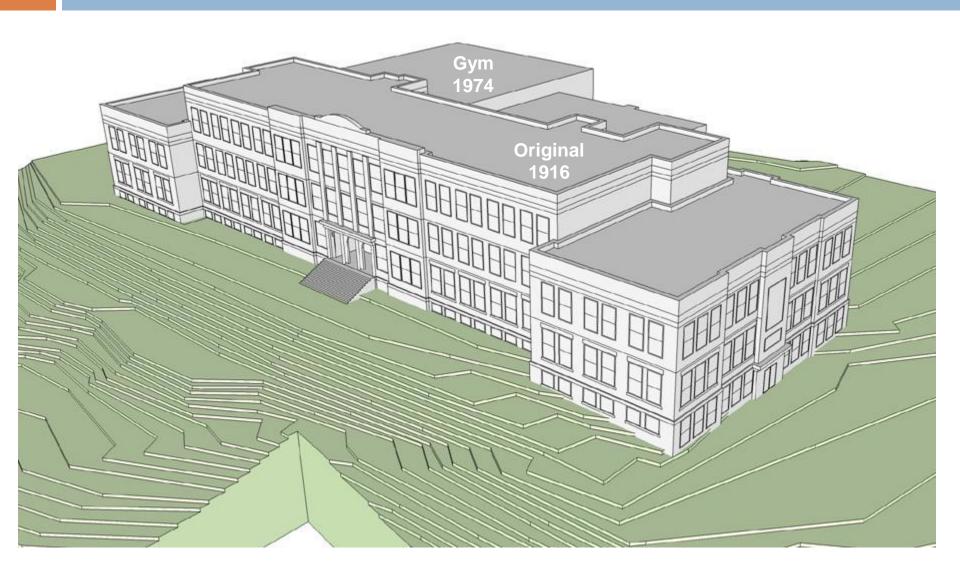
## Conte Existing Conditions





## Conte Existing Conditions

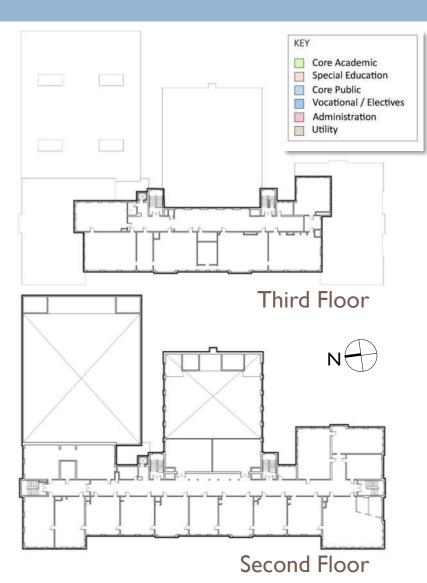




## Conte Existing Conditions







## Conte Strengths & Weaknesses



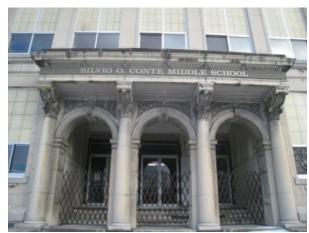
#### **Strengths:**

- Downtown location
- Historic building
- Citizens have sentimental attachment
- Already big enough, no addition needed
- Strong, well-built masonry and steel structure
- High ceilings, good day-lighting
- Brick, wood, beautiful details

#### Weaknesses:

- Small, hilly site
- Roof and parapet issues
- Outdated elevator, inaccessible entrances
- Structure less flexible for 21st century learning
- Energy inefficient
- Seismic upgrade expense
- Lack of playing fields

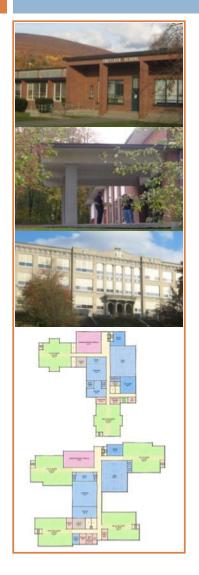






## **Alternatives Studied:**

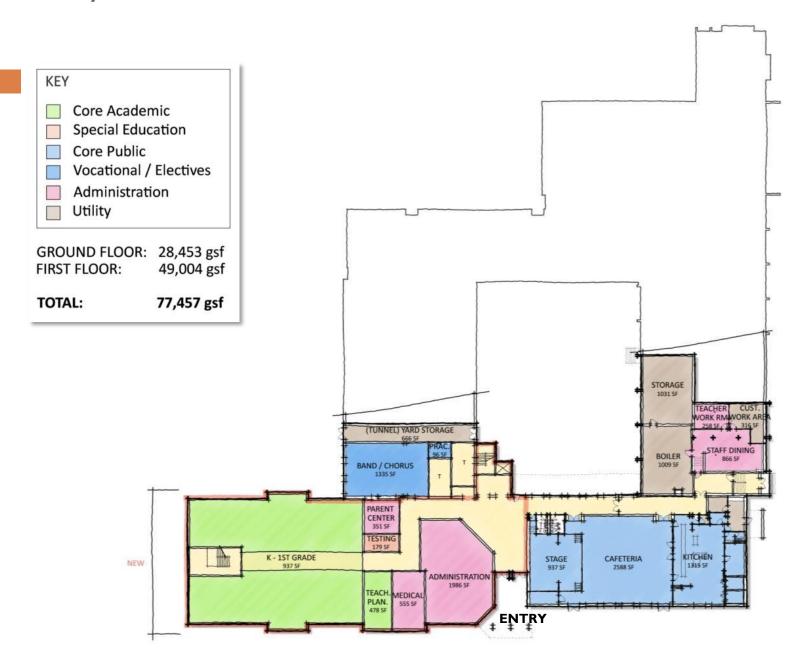
(to be combined to meet the needs of 620 pupils)



- Renovation & Minor Addition to Greylock School for 310 pupils.
- IB Renovation & Major Addition to Greylock School for 310 pupils.
- Renovation & Addition to Sullivan School for 310 pupils.
- 3 Renovation of Conte School, 310 pupils.
- 4 New 310 pupil K-7 school.
- 5 New 620 pupil K-7 school.

#### IA - Greylock: Renovation / Minor Addition – Ground Floor





#### IA - Greylock: Renovation / Minor Addition - First Floor





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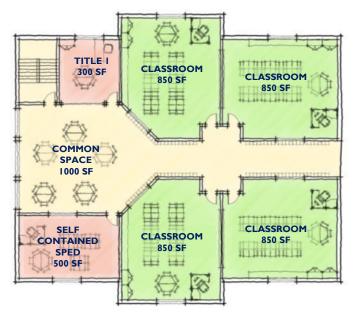
### IA - Greylock: Renovation / Minor Addition — Site Plan



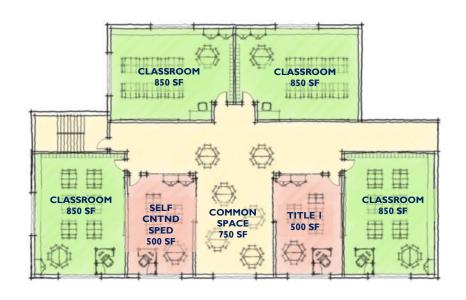


#### Proposed Cluster Options:

(typical throughout – to be developed further in Schematic Design)







#### 1B - Greylock: Renovation / Major Addition - Ground Floor





IB - Greylock: Renovation / Major Addition - First Floor BAND / CHORUS **KEY** RESOURCE ROOM Core Academic ART 1560 SF MEDIA CENTER **Special Education** PED OFFICE/ TESTING 476 SF Core Public Vocational / Electives SPEECH Administration OT /PT 518 SF Utility GROUND FLOOR: 35,271 gsf CLASSROOM FIRST FLOOR: 42,140 gsf 77,411 gsf TOTAL: COURTYARD 6TH - 7TH GRADE CLUSTER **EXISTING** IFE SKILLS EACH. PL OPEN TO BELOW 4TH - 6TH GRADE CLUSTER 810 SF NEW 6474 SF 2ND - 3RD GRADE CLUSTER **TECH SHOP** 

### IB - Greylock: Renovation / Major Addition - Site Plan





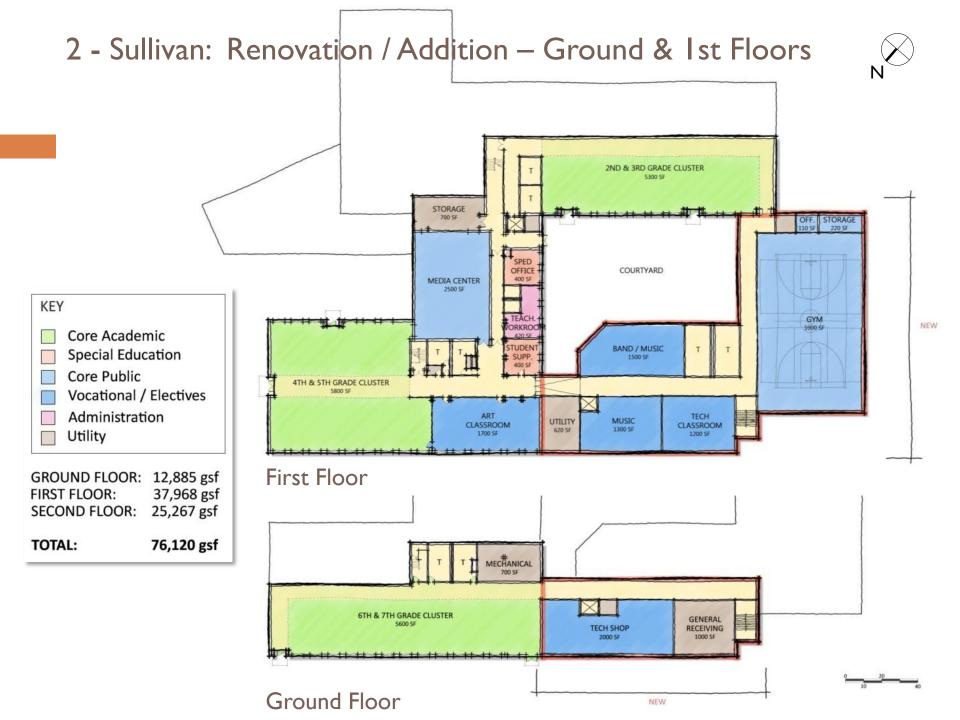
#### 2 - Sullivan: Renovation / Addition — Second Floors A&B



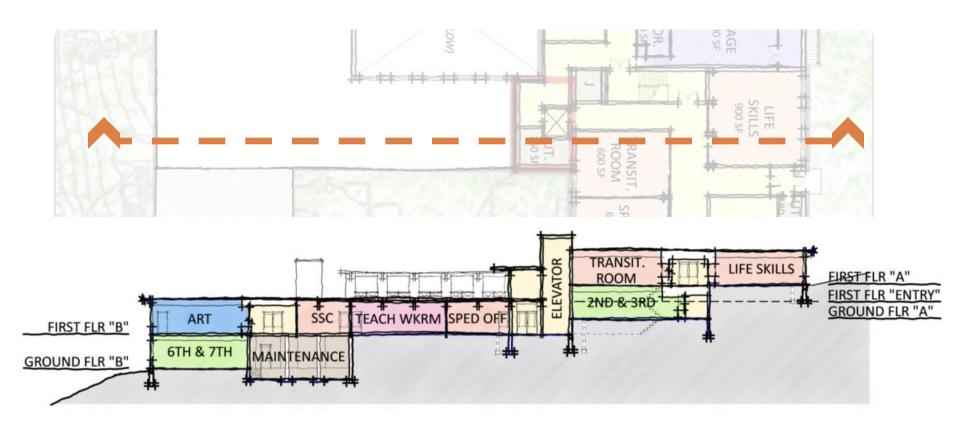


76,120 gsf

TOTAL:



#### 2 - Sullivan: Renovation / Addition — Section

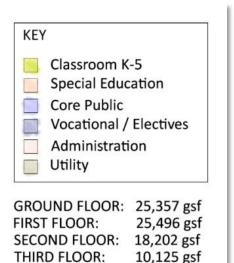




#### 3 - Conte: Renovation / Addition — Ground & 1st Floor

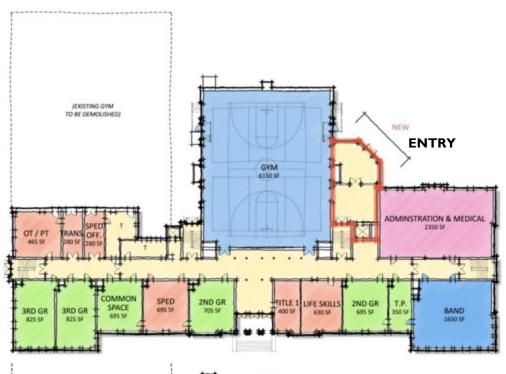


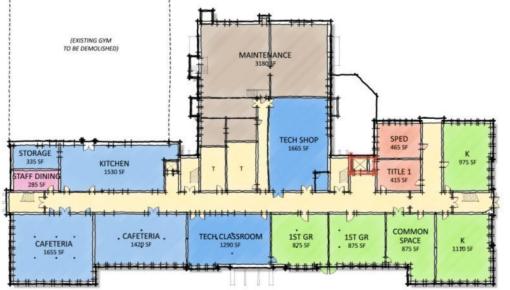
**ENTRY** 



TOTAL: 79,180 gsf

First Floor

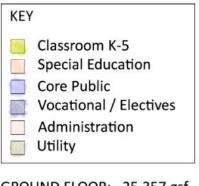




**Ground Floor** 

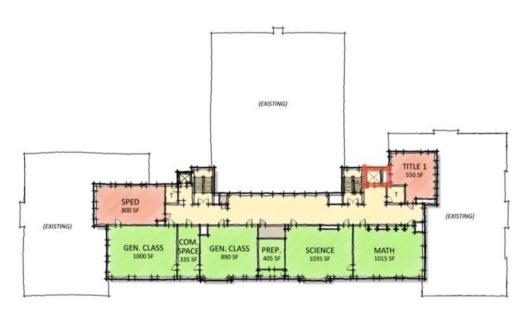
#### 3 - Conte: Renovation / Addition — Second & Third Floor

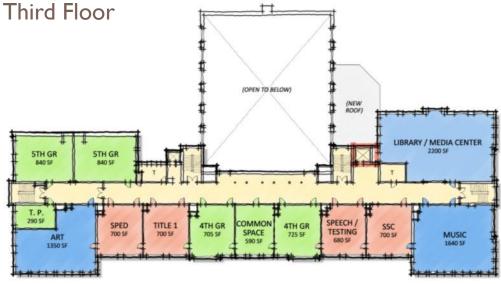




GROUND FLOOR: 25,357 gsf FIRST FLOOR: 25,496 gsf SECOND FLOOR: 18,202 gsf THIRD FLOOR: 10,125 gsf

TOTAL: 79,180 gsf





Second Floor

#### 3 - Conte: Renovation / Addition Site - Site Plan

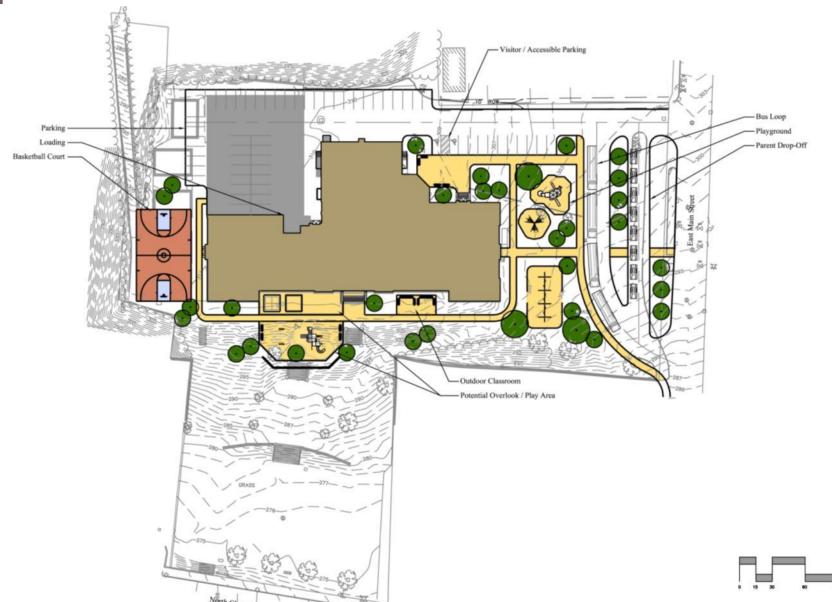




3 - Conte: Renovation / Addition Site — Site Plan

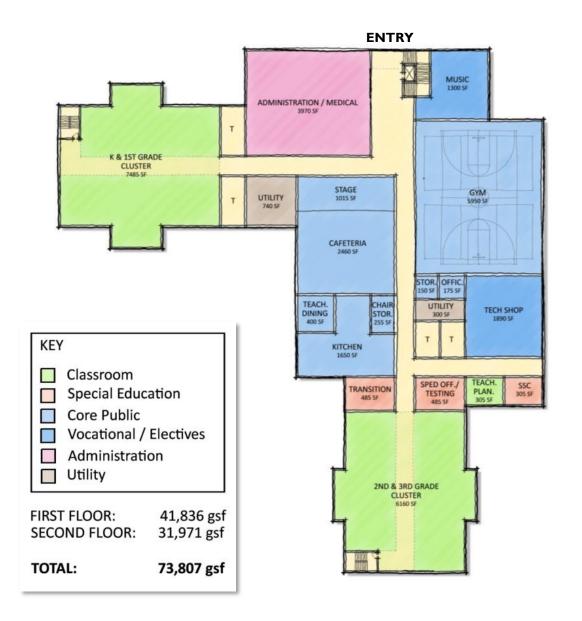
N

Option 2



### 4 - Greylock: New 310 School – First Floor

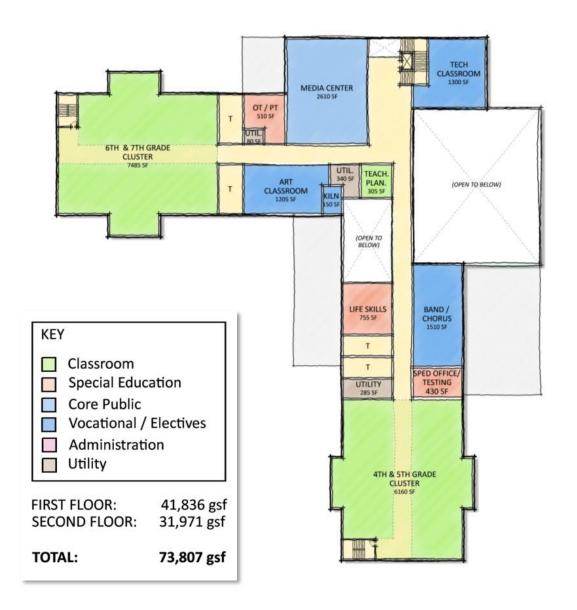




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### 4 - Greylock: New 310 School – Second Floor





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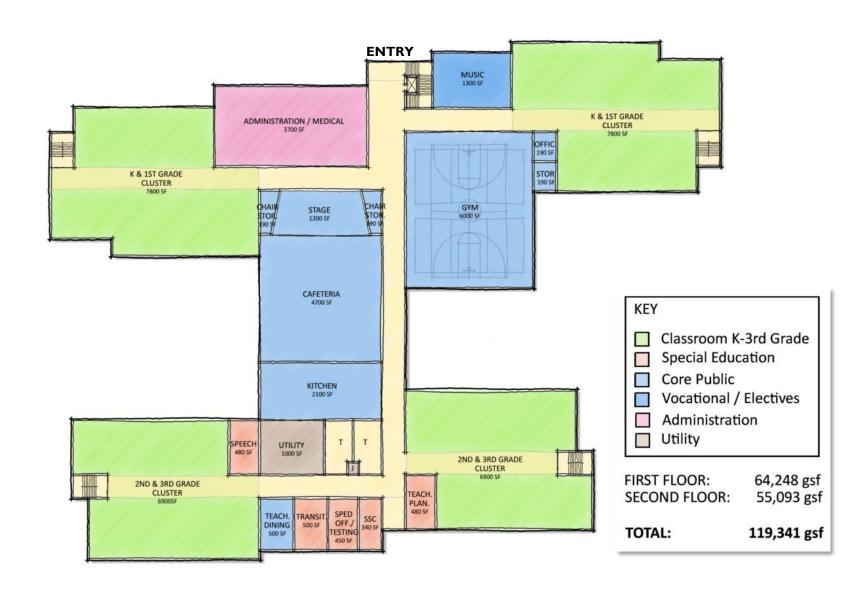
### 4 - Greylock: New 310 School – Site Plan





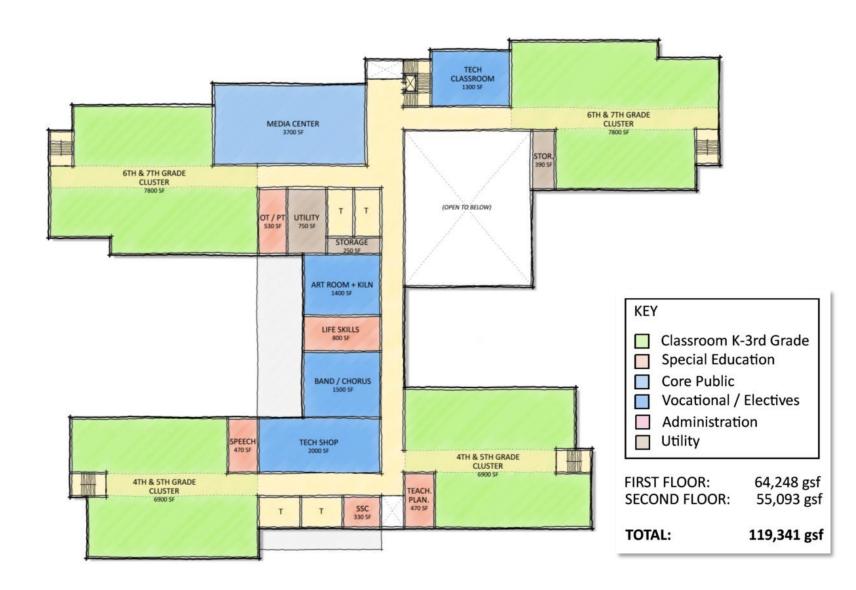
### 5 - Greylock: New 620 School – First Floor





### 5 - Greylock: New 620 School – Second Floor





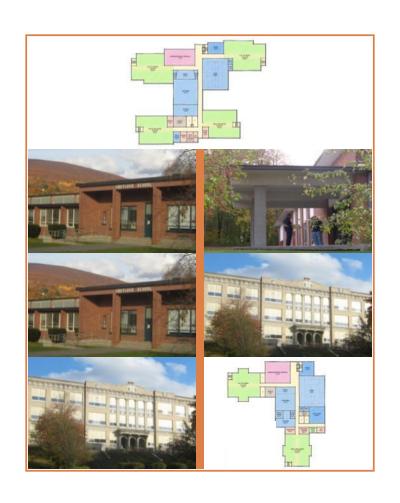
## 5 - Greylock: New 620 School – Site Plan





# Possible Solutions for 620 pupils:

(mixing the 5 options above to meet the needs of 620 students)



- New 620 pupil K-7 school on Greylock site
- 2 Greylock Add/ Reno + Sullivan Add/Reno
- 3a Minor Greylock Add/Reno+ Conte Reno
- 3b Major GreylockAdd/Reno + Conte Reno
- 4 Conte Reno + New 310 School on Greylock site

## **Estimated Costs:**

(to be combined to meet the needs of 620 pupils)

	Area (SF)	<u>C</u>	ost / SF	Construction Costs	*Project Costs	<u>Logistics</u>	<u>Phasing</u> <u>Costs**</u>		TOTAL	MSBA Share	No	o. Adams Share
1. Add / Renovate	51,374	\$	210	\$ 10,788,540 Ren.		D	۲	00.000				
Greylock	24,800	\$	265	\$ 6,572,000 New		Busing (1 yr)	\$	80,000				
	3,198	\$	20	\$ 63,960 Demo \$ 17,424,500	\$ 22,651,850	Adams (1 yr)	\$ <b>\$</b>	385,000	\$ 23,116,850	\$ 18,121,480	\$	4,995,370
				\$ 17,424,500 <u> </u>	\$ 22,031,830		<b>ب</b>	403,000	\$ 23,110,83U	3 18,121,480	۶	4,555,570
2. Add /	51,054	\$	220	\$ 11,231,880 Ren.		Busing (1 yr)	\$	80,000				
Renovate Sullivan	25,086	\$	265	\$ 6,647,790 New		Adams (1 yr)	\$	385,000				
				\$ 17,879,670	\$ 23,243,571		\$	465,000	\$ 23,708,571	\$ 18,594,857	\$	5,113,714
3.	76,000	<u></u>	200	Ć 45 200 C00 Day								
Renovate	76,998 1,200	\$ \$	200 215	\$ 15,399,600 Ren. \$ 258,000 New								
Conte	•	•		•			_	400.000				
	16,517	\$	18	\$ 297,306 Demo	¢ 20 744 270	Move Admin	\$	100,000	¢ 20 044 270	ć 46 502 402	_	4 240 276
				\$ 15,954,906 <u> </u>	\$ 20,741,378		\$	100,000	\$ 20,841,378	\$ 16,593,102	\$	4,248,276
4. New 310	74,000	\$	275	\$ 20,350,000 New								
Student School	54,562	\$	16	\$ 872,992 Demo		Parking (1 yr)	\$	45,000				
SC11001				\$ <b>21,222,992</b>	\$ 27,589,890		\$	45,000	\$ 27,634,890	\$ 22,071,912	\$	5,562,978
5. New 620	124,534	\$	275	\$ 34,246,850 New		Busing (1 yr)	\$	200,000				
Student School	54,562	\$	16	\$ 872,992 Demo		Adams (1 yr)	\$	385,000				
				Å 25 440 042		Busing	\$	-	A 46 240 TOT	A 26 524 625	_	0.746.450
				\$ 35,119,842	\$ 45,655,795		\$	585,000	\$ 46,240,795	\$ 36,524,636	\$	9,716,159

# Possible Options to Serve 620 pupils:

Combination (Serving 620 Students)	Project Costs	TOTAL (Project Costs + Phasing Costs)	MSBA Share	North Adams Share
I. New 620 Pupil School	\$ 45,655,795	\$ 46,240,795	\$ 36,524,636	\$ 9,716,159
2. Add / Renovate Greylock & Sullivan	\$ 45,895,421	\$ 46,825,421	\$ 36,716,337	\$ 10,109,084
3a. MINOR Greylock & Conte	\$ 43,393,228	\$ 43,958,228	\$ 34,714,582	\$ 9,243,646
3b. MAJOR Greylock & Conte	\$ 45,360,147	\$ 45,925,147	\$ 36,288,118	\$ 9,637,029
4. Renovate Conte & New 310 School	\$ 48,331,267	\$ 48,476,267	\$ 38,665,014	\$ 9,811,253

# Solution #1: New 620 School at Greylock



#### **Strengths**

- Easier to incorporate desired "cluster" format
- More energy efficient
- New materials throughout
- Potentially more efficient layout

- Environmental impact of using new materials and demolishing an existing structure(s)
- Strong opposition from town leaders,
   Building Committee, School Committee &
   School employees
- Must demolish Greylock to fit the larger footprint
- Must be located in far western part of North Adams – leaving no schools in eastern portion
- Significantly increased busing costs over time
- Phasing will be difficult must move
   Greylock students during construction
- Lose city landmark (Conte) and reduces activity near downtown core

# #2: Reno / Add Greylock & Reno / Add Sullivan





#### **Strengths**

- Reusing two existing schools
- Keeps two neighborhood schools one on the east side of city and one on west side of city
- Reduced long-term busing costs

- Phasing will be very difficult must move Greylock & Sullivan students during construction
- Renovated schools might not be as energy efficient as new schools
- Lose city landmark (Conte) and reduces activity near downtown core
- Renovating Sullivan will be expensive due to steep site

# #3: Reno / Add Greylock & Reno Conte





#### **Strengths**

- Reusing two existing schools
- Keeps two neighborhood schools one on the east side of city and one on west side of city
- Reduced long-term busing costs
- Slightly lower Construction Costs
- Saves city landmark (Conte) and puts more activity near downtown core

- Must move Greylock students during construction, or sequence after Conte is done
- Renovated schools might not be as energy efficient as a new school
- If the 60's portion of the school is preserved, the structural T's must be addressed

# #4: Reno Conte & New 310 at Greylock





#### **Strengths**

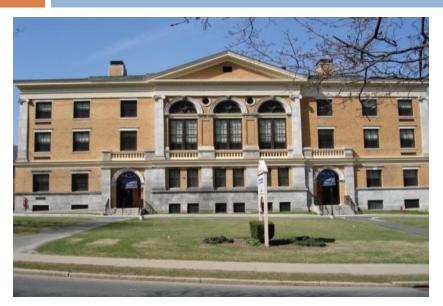
- Reusing one existing school
- Keeps two neighborhood schools one on the east side of city and one on west side of city
- Reduced long-term busing costs
- Saves city landmark (Conte) and puts more activity near downtown core
- New, energy efficient, long-lasting building at Greylock site
- No phasing problems
- Both sites can be worked on at the same time,
   reducing construction timelines & costs
- Easier to incorporate desired "cluster" format at new 310 school

- Renovated school (Conte) might not be as energy efficient as a new school
- Environmental impact of using new materials and demolishing an existing structure (Greylock)
- Slightly higher Construction Costs

# Preliminary "Leadership in Energy & Environmental Design" (LEED) Scores:

Construction Type	Y	?	N	Likely Level		Significant Factors
New 620 or 310 Pupil School	47	40	23	Silver	10 0 0 1	Potentially More Energy Efficient Building Reuse Proximity to downtown & transportation Daylight & Views
Add / Renovate Greylock and/or Sullivan	42	43	25	Silver	5 1 0 0	Potentially Less Energy Efficient Building Reuse Proximity to downtown & transportation Daylight & Views
Renovate Conte	53	40	17		5 3 8 1	Potentially Less Energy Efficient Building Reuse Proximity to downtown & transportation Daylight & Views

## Conte Middle School: Historic Precedents





MCLA Murdock
Hall: \$ 8.8mil
DCAM restoration



Mass MoCA: world famous historic reuse

McDevitt Middle School, Waltham

# Building Committee Preference: #4 - Reno Conte & New 310



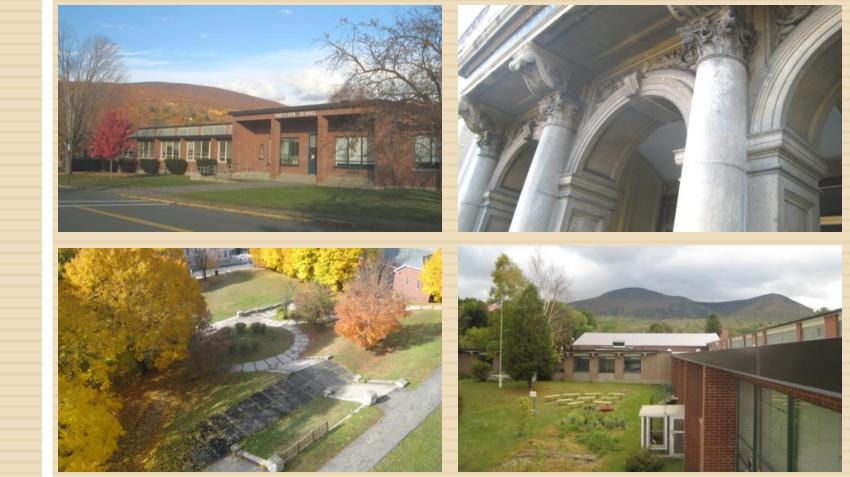


#### **Best option for the District:**

- No phasing; can be all done at once without moving students
- Addresses academic and special education needs
- Applies latest educational thinking to the K-7 model
- Solves facility issues for many years

#### **Best option for the City:**

- No sprawl: brings students and staff back to the city
- Economic investment in urban structure
- Consistent with goals and aspirations of current administration: celebrate history and be "green"
- Nicely balances improvements
   to east and west sides of the city



The preferred schematic will provide North Adams K-7 pupils with improved schools in a cost effective, educationally sound manner.

Thank you.